

**City of Hurst
City Council Minutes
Tuesday, September 29, 2015**

On the 29th day of September 2015, at 6:30 p.m., the City Council of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Bill McLendon	)	Mayor Pro Tem
Larry Kitchens	)	Councilmembers
Anna Holzer)	
Henry Wilson)	
Nancy Welton)	
David Booe)	
Allan Weegar	)	City Manager
John Boyle	)	City Attorney
Clay Caruthers	)	Assistant City Manager
Jeff Jones	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Managing Director of Development
Matia Messemer	)	Executive Director of Human Resources

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

The meeting was called to order at 6:30 p.m.

Councilmember David Booe gave the Invocation.

The Pledge of Allegiance was given.

CONSENT AGENDA

1. Considered approval of the minutes for the September 8, 2015 City Council meetings.
2. Considered Ordinance 2299, second reading, Z-15-02 Pecan Street Townhomes, a zoning change from LB to R2-PD with a site plan for Lot 12R1, Block 1 WB La Cava Addition, being .44 acre located at 232 East Pecan Street.
3. Considered authorizing the city manager to enter into an Interlocal Agreement for electronic warrant payment services.
4. Considered authorizing the City Manager to enter into a renewal Agreement with Tarrant County for Pipeline Road construction.
5. Considered authorizing the city manager to renew the Contract with The Aldridge Company for off site computer backup services.

Councilmember Wilson moved to pass the consent agenda. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

BUDGET RELATED ITEM(S)

6. Considered Ordinance 2296 (a), second reading, adopting budget for fiscal year beginning October 1, 2015 and ending September 30, 2016.

Councilmember Wilson moved to pass Ordinance 2296(a) on second reading. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

7. Considered Ordinance 2296 (b), second reading, ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2015-2016 Budget.

Councilmember Wilson moved to pass Ordinance 2296(b) on second reading. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

8. Considered Ordinance 2297, second reading, setting the tax rate for the 2015 tax year.

Councilmember Holzer moved to pass Ordinance 2297 on second reading. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

9. Consider Ordinance 2298 second reading, approving all water and wastewater rates for Fiscal Year 2015-2016.

Councilmember Welton moved to pass Ordinance 2298 on second reading. Motion seconded by Councilmember McLendon. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

PLAT(S)

10. Considered P-15-15 University Plaza Addition, a replat of Lot 4R1A to Lots 4R1A1 and 4R1A2, Block 4R University Plaza Addition, being 4.14 acres located at 1601 Campus Drive.

Mayor Ward recognized City Manager Allan Weegar who stated staff reviewed the proposed plat and it meets all platting requirements. He stated that Agenda Item 11 is actually part of the plat, but must be considered separately. He stated applicant Sanjiv Melwani with the CN Churchill Group will present this item. Mr. Melwani provided an overview of the replat necessary to the construction of the Hilton Garden Inn. He explained the replat provided for an easement agreement with very specific rules and regulations for the sharing of parking and loading dock, etc. City Manager Weegar provided additional information regarding the hotel offices, drainage and parking for the hotel. He stated all the connectivity is outlined in the agreement to be considered as the next agenda item.

Councilmember Wilson moved to approve P-15-05 University Plaza Addition. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

RESOLUTION(S)

11. Considered Resolution 1630 approving the Reciprocal Easement and Restrictive Covenant Agreement Between CN Churchill IV LLC and the City.

Mayor Ward recognized Assistant City Manager Jeff Jones who stated most of the major points of the agreement were covered during the discussion of the previous agenda item. He stated the proposed resolution number will be listed on the replat and filed with the County. He noted the perpetual office easement under the conference center building, the 35 parking spaces allocated for Hilton Garden Inn guests and sharing of the dumpster pad. Mr. Jones also reviewed the landscape agreement.

Councilmember McLendon moved to approve Resolution 1630 approving the Reciprocal Easement and Restrictive Covenant Agreement between CN Churchill IV LLC and the City. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

ACTION ITEM(S)

12. Considered authorizing the city manager to enter into a Contract with Health Management Systems, Inc., for dependent audit services.

Mayor Ward recognized Executive Director of Human Resources Matia Messemer who reviewed the proposed contract for dependent audit services. In response to Councilmembers' questions, Ms. Messemer explained the documentation to be provided and options for individuals who might not be eligible for the City's plan.

Mayor Ward recognized Mr. Gary Waldron, 1905 Hurstview Drive, Hurst, Texas, who recommended the Council consider a surcharge for spousal coverage if they are available for another plan.

Councilmember Welton moved to authorize the city manager to enter into a Contract with Health Management Systems, Inc. (HMS) for dependent audit services. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

13. Considered authorizing the city manager to renew the Contract for the Wellness Program Coordinator.

Mayor Ward recognized Executive Director of Human Resources Matia Messemer who reviewed the two changes to the proposed Wellness Program Coordinator's contract and introduced Wellness Coordinator Esther White. Ms. White provided a five year summary of the programs and number of employees and spouses seen since 2010. She reviewed the various methods of communication and education utilized to encourage overall wellness. Ms. White reviewed the City's return on investment noting the City's healthcare costs have been directly contained and that the wellness program is an asset for employee retention. City Manager Allan Weegar also noted the upcoming efforts toward reducing tobacco usage.

Councilmember Kitchens moved to authorize the city manager to renew the Contract with the Wellness Program Coordinator. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

14. Considered approval of emergency expenditures at the Hurst Justice Center.

Mayor Ward recognized City Manager Allan Weegar who reviewed previous contingency expenditures for the Justice Center and the unforeseen sewer collapse and roof drains drainage issues. He explained that the two emergency items total \$150,750, with \$87,000 for the sewer line repair and \$63,750 for the drainage repairs.

Councilmember Wilson moved to approve emergency expenditures to provide for sewer and drainage system repairs at the Hurst Justice Center site, in an amount not to exceed \$150,750. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

15. Considered approval of electrical work at the Hurst Justice Center.

Mayor Ward recognized City Manager Allan Weegar who explained this item is related to the Justice Center electrical system. He stated, initially, it was not determined a new electrical system was necessary for the new jail, but have since discovered the system requires additional circuits. Mr. Weegar stated staff is recommending Ed's Electric perform the work, which will be done independently and outside of AUI's scope.

Councilmember Booe moved to authorize staff to engage the services of Ed's Electric, to complete the work at the Hurst Justice Center, in an amount not to exceed \$65,450. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

OTHER BUSINESS

16. Review of upcoming calendar items – City Manager Allan Weegar noted the Monday, October 5, 2015 Cybersecurity Forum at the Hurst Conference Center, and Councilmember Kitchens reviewed the Conference and Public Forum agenda.
17. City Council Reports – Mayor Ward and Councilmembers Welton, Kitchens, Wilson and Booe provided reports regarding the recently attended Texas Municipal League Conference.

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED. No one spoke

Mayor Ward recessed the meeting at 7:54 p.m. to Executive Session in Compliance with the provisions of the Texas Open Meetings Law, authorized by Government Code, 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and reconvened to open session at 8:06 p.m.

18. Take any and all action necessary ensuing from Executive Session.

Councilmember Kitchens moved that the City Council approve Exhibit "B", attached hereto, effective September 11, 2012, nunc pro tunc and incorporates same into the Joint Use Agreement between Heritage Village Senior Living, Ltd., a Texas Limited Partnership by HVSL Venture, L.L.C., a Texas Limited Liability company, as its General Partner, and the City of Hurst, Texas, as referenced in Section 3 of said Agreement recorded 10/4/2012 at 10:56 a.m. D212245641 electronically recorded in the Official Public Records of Tarrant County, Texas. Motion seconded by Councilmember Wilson. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

Councilmember Wilson moved to amend the 380 Agreement, with IFLY, to reduce the size of the building and value of six million and size reduction to 5,000 square feet. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

ADJOURNMENT

The meeting adjourned at 8:08 p.m.

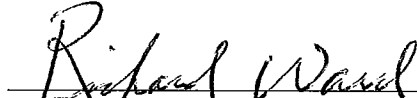
APPROVED this the 13th day of October 2015.

ATTEST:



Rita L. Frick, City Secretary

APPROVED:



Richard Ward, Mayor